124.0	0003	0004.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	4,554,700 /	4,554,700
					USE VALUE:	4,554,700 /	4,554,700
					ASSESSED:	4,554,700 /	4,554,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOWN OF ARLINGTON SCHOOL
Owner 2:	CENTRAL SCHOOL
Owner 3:	
Street 1:	730 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 40,916 Sq. Ft. of land mainly classified as Improved-Edu with a Govt. Bldg. Building built about 1902, having primarily Brick Exterior and 30964 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 8 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
934	40916.000	2,701,000	12,500	1,841,200	4,554,700
Total Card	0.939	2,701,000	12,500	1,841,200	4,554,700
Total Parcel	0.939	2,701,000	12,500	1,841,200	4,554,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 147.10 | /Parcel: 147.1

Legal Description

User Acct 80012

GIS Ref

GIS Ref

Insp Date 05/04/00

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 124.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	934	FV	2,701,000	12500	40,916.	1,841,200	4,554,700	4,554,700	Year End Roll	12/18/2019
2019	934	FV	2,503,400	13000	40,916.	1,943,500	4,459,900	4,459,900	Year End Roll	1/3/2019
2018	934	FV	2,472,600	13000	40,916.	1,432,100	3,917,700	3,917,700	Year End Roll	12/20/2017
2017	934	FV	2,472,600	13000	40,916.	1,370,700	3,856,300	3,856,300	Year End Roll	1/3/2017
2016	903	FV	2,472,600	13000	40,916.	1,268,400	3,754,000	3,754,000	Year End	1/4/2016
2015	903	FV	2,472,600	13400	40,916.	1,063,800	3,549,800	3,549,800	Year End Roll	12/11/2014
2014	903	FV	2,472,600	13400	40,916.	1,039,300	3,525,300	3,525,300	Year End Roll	12/16/2013
2013	903	FV	2,472,600	13400	40,916.	990,200	3,476,200	3,476,200		12/13/2012

!9646!

PRINT

Date	Time
12/11/20	00:05:37

LAST REV

Date	Time
07/28/20	10:16:41
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9646

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	N-ONE		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	80012
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2020	444	Renovate	6,053,000	O				
12/11/2018	1867	Wood Dec	5,000	C				
3/23/2018	311	Renovate	633,297	O				
4/11/2013	524	Heat App	34,000	C				
9/20/2010	2029	Manual	1,900					EXPAND OFFICE
8/24/2007	740	Manual	3,500					construct small pa
10/30/1997	662		87,000					REMODEL 2ND FLOOR
12/18/1992	647	Manual	600					NEW DOORS

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2013	Info Fm Prmt	EMK	Ellen K
5/4/2000	Meas/Inspect	264	PATRIOT
6/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
934	Improved-Edu		40916		Sq. Ft.	Site		0	90.	0.50	10									1,841,220						1,841,200	

Total AC/HA:	0.93930	Total SF/SM:	40916	Parcel LUC:	934	Improved-Edu	Prime NB Desc:	ARLINGTON	Total: 1,841,220	Spl Credit	Total: 1,841,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	50 - Govt. Bldg.		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	1902	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	8	Rating:	Average
A HBth:		Rating:	
OthrFix:	6	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	0.84179902
Const Adj.:	1.07046854
Adj $ / SQ:	72.090
Other Features:	52175
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	3751364
Depreciation:	1050382
Depreciated Total:	2700982

COMMENTS

1902 / ARLINGTON SENIOR CENTER COA /
OTHER FIX= URINALS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	8

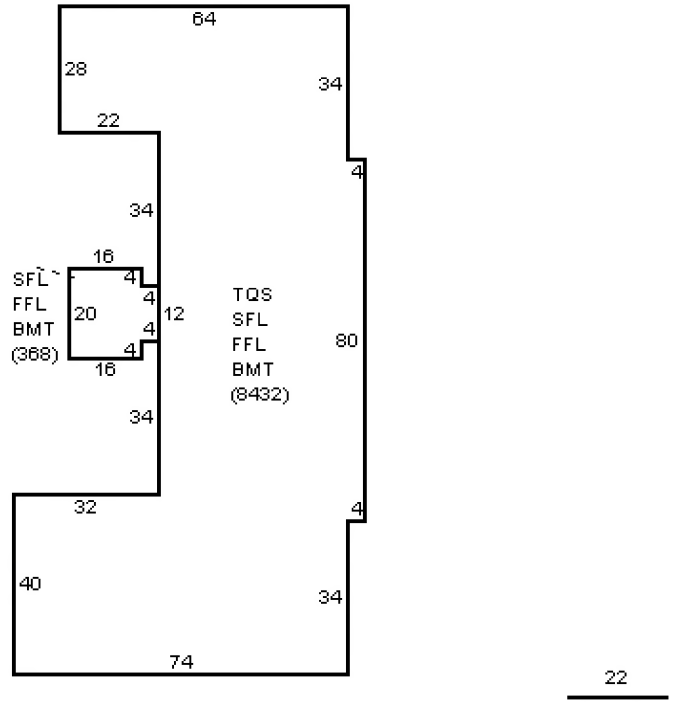
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	8,800	38.930	342,570
FFL	First Floor	8,800	72.090	634,388
SFL	Second Floor	8,800	72.090	634,388
TQS	3/4 Story	6,324	72.090	455,894

Net Sketched Area:	32,724	Total:	2,067,240

Size Ad	23924	Gross Are	34832	FinArea	30964

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	80		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	127.60
Special Features:	0	Val/Su Net:	82.54
Final Total:	2701000	Val/Su SzAd	112.90

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

124.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	7500	A	AV	1990	2.17	T	23.2	934			12,500			12,500

More:	N	Total Yard Items:	12,500	Total Special Featues:		Total:	12,500